

STATE OF VERMONT
WINDHAM COUNTY, SS

NOTICE OF SALE

The resident and nonresident owners, lien holders and mortgagees of land in the **Town of Rockingham and Village of Bellows Falls**, in the County of Windham are hereby notified that the taxes and/or water and sewer taxes assessed by such Town for the years indicated are, either in whole or in part, unpaid on the following described lands in such Town, to wit:

1489 Brockways Mills Road

For the years 2017-2018, 2018-2019, 2019-2020, 2020-2021, 2021-2022 and 2022-2023. Being all and the same lands and premises conveyed by Fred O. Lescord and Elaine L. Lescord to Wayne E. Davis by deed dated May 23, 2001 and recorded in Book 259, Page 677 of the Rockingham Town Land Records.

37 Old Terrace

For the years 2017-2018, 2018-2019, 2019-2020, 2020-2021, 2021-2022 and 2022-2023. Being all and the same lands and premises conveyed by Michael W. Dawson to Ashley A. Dawson by deed dated April 25, 2017 and recorded in Book 371, Page 268 of the Rockingham Town Land Records.

696 Pleasant Valley Road

For the years 2022-2023. Being all and the same lands and two mobile homes conveyed by Arnold M. Fisher and Elaine E. Fisher to Roger Dolloph by deed dated April 2, 2003 and recorded in Book 273, Page 262 of the Rockingham Town Land Records, along with a right of way conveyed to the aforesaid Dolloph by Moch Easement recorded in Book 273, Page 469 of the Rockingham Town Land Records.

1762 Brockways Mills Road

For the years 2022-2023. Being all and the same lands and premises conveyed by Ruth F. Donaldson to Trustees of the Donaldson Family Trust by deed dated December 22, 1970 and recorded in Book 169, Page 19 of the Rockingham Town Land Records. Subject to enrollment in the Vermont Land Use Program.

35 Rounds Road

For the years 2017-2018, 2018-2019, 2019-2020, 2020-2021, 2021-2022 and 2022-2023. Being all and the same lands and premises conveyed by Shawn A. Westney and Rebecca A. Westney to Edna J. Hunt by deed dated April 8, 2005 and recorded in Book 292, Page 154 of the Rockingham Town Land Records.

55 Village Square

For the years 2020-2021, 2021-2022 and 2022-2023. Being those premises conveyed by Philip Donovan, Jr. and Mary Ann Donovan to Alexander Lawrence by Bill of Sale dated December 5, 2013, and recorded in Book 343, Page 411 of the Rockingham Town Land Records.

37 Front Street

For the years 2016-2017, 2017-2018, 2018-2019, 2019-2020, 2020-2021, 2021-2022 and 2022-2023. Being all and the same lands and premises conveyed by Sherry Lee McAllister to Sherry Lee McAllister and Elizabeth J. McAllister by deed dated May 20, 2016 and recorded in Book 362, Page 170 of the Rockingham Town Land Records.

23 Main Street

For the years 2022-2023. Being all and the same lands and premises conveyed by Joseph J. Steiner to Brian Mudgett and Betsy S. Mudgett by deed dated December 21, 2016 and recorded in Book 368, Page 59 of the Rockingham Town Land Records.

25 Hapgood Place

For the years 2014-2015, 2015-2016, 2016-2017, 2017-2018, 2018-2019, 2019-2020, 2020-2021, 2021-2022 and 2022-2023. Being all and the same lands and premises conveyed by Eliot G. Morse and Lori A. Morse to John Noe by deed dated March 12, 2007 and recorded in Book 305, Page 309 of the Rockingham Town Land Records.

243 Williams Road

For the years 2022-2023. Being all and the same lands and premises conveyed by Robert L.

Lupinski and Jolanta Lupinski to Ernest J. Palmiter by deed dated May 21, 2009 and recorded in Book 319, Page 306 of the Rockingham Town Land Records. Subject to a Contingent Remainder conveyed by Ernest J. Palmiter to Seth E. Palmiter and Corey O. Palmiter by deed dated August 6, 2014 and recorded in Book 346, Page 438 of the Rockingham Town Land Records.

57 Atkinson Street

For the years 2022-2023. Being all and the same lands and premises conveyed by Peter S. Higgins and Shannon R. Higgins to Leah Quinn by deed dated March 19, 2018 and recorded in Book 381, Page 31 of the Rockingham Town Land Records.

85 Parker Hill Road

For the years 2022-2023. Being the remainder of the premises conveyed by William Casey, Jr. to Melvin Rice and Gretchen Rice by deed dated July 2, 1996 and recorded in Book 238, Page 225 of the Rockingham Town Land Records. Said premises is subject to an easement conveyed to the Vermont Agency of Transportation by deed dated September 18, 2010 and recorded in Book 326, Page 501 of the Rockingham Town Land Records.

27 Upper Bartonville Road

For the years 2022-2023. Being all and the same lands and premises conveyed by Melvin W. Hakey and Prudence I. Hakey to Orman M. Richards, Jr. by deed dated June 9, 1978 and recorded in Book ____, Page 498 of the Rockingham Town Land Records. Blanche M. Richards is now deceased. Reference is made to the Contingent Remainder Deed from Orman M. Richards, Jr. to Robert M. Richards dated July 11, 2019 and recorded in Book 392, Page 267 of the Rockingham Town Land Records.

1153 Rockingham Road

For the years 2021-2022 and 2022-2023. Being all and the same lands and premises conveyed by Patricia A. Soboleski to Brannan Saunders by deed dated May 19, 2010 and recorded in Book 324, Page 487 of the Rockingham Town Land Records.

1 Center Street

For the years 2018-2019, 2019-2020, 2020-2021, 2021-2022 and 2022-2023. Being all and the same lands and premises conveyed by U.S. Bank, National Association, as Trustee of the Citigroup Mortgage Loan Trust Inc. Asset-Backed Pass-Through Certificates, Series 2006-FX1 to Lindsay Van Schoick and Courtney Van Schoick by deed dated April 26, 2017 and recorded in Book 372, Page 17 of the Rockingham Town Land Records.

and so much of said lands will be sold at public auction at Rockingham Town Office, a public place in such Town, on the 13th day of June, 2024 at Ten O'clock in the forenoon, as shall be requisite to discharge such taxes with costs, unless previously paid.

You have the right to request in writing, at least 24 hours prior to the tax sale date set forth above, that only a portion of the property be sold to satisfy the delinquent tax bill. Should you wish to proceed with this request, you must follow the procedure set forth in 32 V.S.A. §5254; clearly identify the portion of the property to be sold, and include a certification from the Act 250 district coordinator and the town zoning administrator that the portion identified may be legally subdivided.

If you qualify under 24 V.S.A. §1535, you may be able to receive an abatement of the property taxes, interest and collection fees you owe to the town. Abatement means that your taxes could be reduced or eliminated. You have the right to appear before the Board of Abatement and explain why you think your taxes should be abated. To apply for an abatement, you must contact Kathleen Neathawk, Town Clerk, by phone at (802)463-4336 ext. 1102, via email at clerk@rockbf.org, or via mail at 7 Sq 2nd Floor, Bellows Falls, VT, 05101.

Dated at Bellows Falls, Town of Rockingham, County of Windham and State of Vermont, this 29th day of April, 2024.

Scott Pickup, Collector of Town, Village, Town School District Taxes, Water and Sewer Taxes